



Land Use

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COMMUNITYWIDE MEETING

747 Community Project/Boulder County Land Use Update
Allenspark Regional Comprehensive Plan – Phase 2
July 14, 2012 – 1:00 pm
Highlands Presbyterian Camp and Retreat Center
1306 Business Route Highway 7, Allenspark

Agenda

- Mingle/Review Maps (1:00-1:30)
- Welcome (1:30-1:40)
- Overview of Process and Progress (1:40-2:20)
 - Business Zoning
 - Building Materials
 - Built Environment
 - Comprehensive Plan
 - Interface Committee
- Implementation Plan (2:20-2:40)
- Q&A/Discussion (2:40-3:15)

Next Meeting: 1:00 pm, Thursday, July 26, 2012, at Boulder County Land Use
Next Communitywide Meeting: Sunday, August 5, 2012 at Highlands Presbyterian Camp and Retreat Center

For more information, contact Abby Shannon: ashannon@bouldercounty.org or 720.564.2623

COMMUNITYWIDE MEETING
747 Community Project/Boulder County Land Use Update
Allenspark Regional Comprehensive Plan – Phase 2
July 14, 2012 – 1:00

Present: Cindy Rockett, Jeff Kolen, Bill & Jeanine Ellis, Vic & Sharon McLachlan, John Paul Brazill, Robert Matchett, Judee & Bob Snell, Becky Brandli, James Henry, Diana Boulter, Diane Gruchow, Phil Stern, Tammy Ackerman, Buddy & Laura Thomason, Teresa Hoffman, Mary DeMoudt, Merry Tyburczy, Walt Engelhardt, Maggie & Dave Johnson, Nan Gray, Joy Spatz, Ron Gruchow, Gene Mackey, Dale Case, Kim Sanchez, Abby Shannon

Dale Case, Boulder County Land Use Director, welcomed everyone to the meeting.

Joy Spatz, 747 core team co-chair, introduced the 747 core team members and gave a brief overview of the project and process to date including the mission statement of the 747 Project and the five proposals that came out of the three-year-long 747 Project. She stated that County staff is prepared to accept the Allenspark Regional Comprehensive Plan as written and Abby confirmed this. She stated that the 747 core team is still discussing business zoning, building materials, and the built environment proposals, and that the interface committee proposal still needs to be discussed.

Phil Stern contended that the process was flawed and that it doesn't reflect the values of everyone in the Allenspark. Joy expressed a continued interest in having all attend the meetings to provide input.

Abby Shannon, Senior Planner with Boulder County Land Use, reviewed the status of each of the five proposals including where County staff and the 747 core team are in agreement, which topics still need to be discussed, and which topics we are not in agreement. At this point, all five proposals are still under consideration and no final determinations have been scheduled for consideration with the decision makers (Planning Commission and Board of County Commissioners).

Business Zoning

Boulder County staff can:

- Recommend rezoning Meadow Mountain Café
- Recommend changes to the B zone to encourage and support the businesses in the townsite

We're still talking about:

- Rezoning businesses outside the townsite
- Asking County staff to "usher" nonconforming parcels through review process
- Design/building materials guidelines or suggestions for businesses in the townsite

Building Materials

Boulder County staff will:

- Continue Forestry Education and Outreach
- Encourage maintenance and mitigation
- Keep the community informed of process to amend Building Code

However, Land Use staff is not willing to recommend the Board of County Commissioners relax ignition resistant materials required when homes are built or updated.

We also discussed the three wildfire risk ratings for properties in the mountains (Moderate, High, and Extreme. Properties that meet the criteria for the Moderate designation are currently allowed to use wood siding but those in High and Extreme are not. Ratings are property-specific and determined by topography, fuel characteristics (the trees nearby), driveway length and grade, availability of water, defensible space, and other factors. Abby stated that the Allenspark townsite is considered a Moderate area. She also stated it may be possible to alter your wildfire rating based on mitigation efforts of individual property owners. Dale stated that Land Use is looking at ways to improve the review of wildfire requirements and is available to work with property owners before they apply for a building permit or planning review process.

Built Environment

This is the proposal to evaluate neighborhood character and visibility concerns of new development using a points system.

Staff's initial thoughts:

- Seems like a good way to inform property owners of community values
- Perhaps integrate in pre-application phase?

Action Items:

- Better outreach and education to property owners
- Staff needs to analyze the program to understand calibration and if and how this tool can be used

Still need to discuss:

- Evaluating neighborhood compatibility by comparing square footage
- Strategies outlined in the proposal and how they fit into the existing policies.

Comprehensive Plan

Staff's initial thoughts:

- Adopt key goals into BCCP similar to Eldora Preservation Plan and Eldorado Springs
- Incorporate whole document by reference

Implementation Plan

Abby will be creating an implementation plan. The implementation plan will show discrete topics that were proposed by the 747 Project, the "bucket" in which the idea is being placed (implement in the short-term, medium-term, long-term, or not implement), why that "bucket" was selected, and an estimated a time for implementing the idea.

Abby reviewed how to find information about this project on the Boulder County website: go to www.bouldercounty.org and type Allenspark into the search box. Click on the entry titled "Allenspark, Raymond, & Riverside Townsite Planning. This will take you to the webpage where meetings are announced, notes are posted, agendas are posted, and more.

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